

BK: 2025 PG: 2745

Recorded: 10/14/2025 at 8:20:05.0 AM

Pages 1

County Recording Fee: \$7.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$10.00

Revenue Tax: \$0.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

PREPARED BY & RETURN TO:

C. Riggsby

Orion Financial Group, Inc.

2860 Exchange Blvd. # 100

Southlake TX 76092

(888) 316-7466

RELEASE OF LIEN

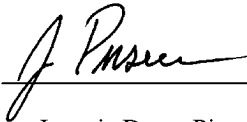
State of Iowa) County of Madison)

THAT, the undersigned, the legal and equitable owner and holder of that certain security interest under mortgage in the original principal amount of \$ 314,204.00 dated 11/17/2022, executed by **CHRISTOPHER L ROBERTS AND MARIAH L ROBERTS, HUSBAND AND WIFE**, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK ITS SUCCESSORS AND ASSIGNS, whose address is P.O. Box 2026, Flint MI 48501-2026, more fully described in a Mortgage duly recorded on 11/18/2022, in Book 2022 Page 3349, Official Records of Madison County, Iowa, the obligation secured by said mortgage states that the obligation has been paid in full, and it has been released and discharged, and by these presents does release and discharge, the above described property from all liens held by the undersigned securing said indebtedness. MORTGAGE RE-FILED ON 11/21/2022 IN BOOK 2022 PAGE 3372 TO INCLUDE THE MANUFACTURED HOME AFFIDAVIT OF AFFIXATION RIDER Property Address: 1605 STATE HIGHWAY 92, WINTERSET, IA 50273

Executed on October 13, 2025.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK, ITS SUCCESSORS AND ASSIGNS

By



Journie Dawn Pinson, Assistant Secretary



ROBERTS *25060117*

State of TX) County of Tarrant)

This instrument was acknowledged before me on October 13, 2025 by Journie Dawn Pinson, Assistant Secretary, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK, ITS SUCCESSORS AND ASSIGNS, on behalf of said corporation.



Notary Public, D. Britt

My commission expires: January 3, 2029

